

**NOTES:**

1. This survey and map has been prepared pursuant to the Regulations of Connecticut State Agencies Sections 20-300b-1 through 20-300b-20 and the "Standards for Surveys and Maps in the State of Connecticut" as adopted by the Connecticut Association of Land Surveyors, Inc. on September 26, 1996.
2. It is an Improvement Location Survey based upon a Dependent Resurvey and is intended to depict the position, horizontally and, where required, vertically, between particular existing or proposed improvements with respect to applicable municipal or statutory requirements. The purpose is to enable determination of compliance with said improvements.
3. This survey conforms to Horizontal Accuracy Class A-2.
4. Total Area = 105,356 Sq. Ft.; 2.4186 Acres.
5. Parcel is located in Residential Zone "AAA".
6. Property shown on Assessor's Map G14, as Lot 001.
7. Underground improvements or encroachments if any are not shown.
8. Map References:  
A. Property shown as lot '1' on a certain map entitled, "Subdivision Map Prepared for John Rodgers and Janet K. Rodgers, Westport, Connecticut, Scale: 1" = 60', January 25, 1995, revised June 8, 1995" Westport Land Records Map No. 9118 By Dennis A. Delius L.S.
9. Refer to deed recorded in Vol. 3322, Pg. 349 of the Westport Land Records.
10. Coverage Calculations:  
Existing :  
Total Lot Area = 105,356 Sq. Ft.  
Wetland Area = 0 Sq. Ft.  
Steep Slope Area = 706 Sq. Ft. x 0.80 = 564 Sq. Ft.  
Net Lot Area = 104,791 Sq. Ft.  
Pool Area = 1,209 Sq. Ft.  
Driveway Area = 4,216 Sq. Ft.  
Building Area = 4,948 Sq. Ft.  
El. Patio = 737 Sq. Ft.  
Lot Coverage = 11,110 Sq. Ft. = 10.60%  
Maximum Allowable Lot Coverage = 104,791 Sq. Ft. x 25% = 26,197 Sq. Ft.
11. Property does not contain wetlands as shown on Town of Westport Topographic Map sheet G14.
12. Steep Slopes calculated from field topo performed by Leonard Surveyors, LLC on August 19, 2013. Datum: approximate mean sea level.
13. Location of underground septic and drainage as shown to surveyor by others.
14. Drive to garage has been included in coverage calculations.
15. Property is located in Flood Zone 'X' (area of minimal flooding) per FIRM Flood map, Community No. 09001C, Panel No. 412, Suffix F, Map effective date 18 June 2019.

**AS-BUILT PLAN**  
**PREPARED FOR**  
**WOLVERINE 2012 TRUST, INC.**

**1 RODGERS WAY**  
**WESTPORT ~ CONNECTICUT**

**SCALE: 1" = 40'**

**AUGUST 19, 2013**

**LEONARD SURVEYORS, LLC**

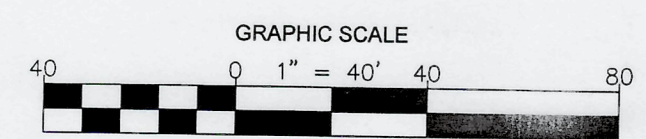
**"CERTIFIED SUBSTANTIALLY CORRECT"**  
**CLASS A-2 ACCURACY**



*Charles Leonard*  
CHARLES L. LEONARD IV, L.S. CONN. REG. No. 20866

**ROOF HEIGHTS :**

Main Roof:  
Average Grade = 203.7  
Peak Elevation = 241.02  
Eave Elevation = 227.80  
Midpoint Elevation = 234.41  
Midpoint Above Average Grade = 30.71  
  
Dormer:  
Average Grade = 203.7  
Peak Elevation = 236.96  
Eave Elevation = 233.97  
Midpoint Elevation = 235.47  
Midpoint Above Average Grade = 31.77



"rogersway\_1-asble-4sept2019" BLK 19B COMPUTER \_2 ROGERSWAY\_1FAB"

**LEONARD SURVEYORS, LLC**  
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